PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: John S. Stewart House
OWNERS: Lily and Thomas Barfield – Marlene Hospitality, LLC
APPLICANTS: Charles Stava
LOCATION: 109 Stratford Street, Houston, TX, 77006 – Avondale

AGENDA ITEM: A
HPO FILE NO.: HP2024_0204
DATE ACCEPTED: JULY-29-2024
HAHC HEARING: SEP-12-2024

SITE INFORMATION: Lots 4, 5, & 6, Block 1, Avondale, City of Houston, Harris County, Texas. The site includes a two-and-a-half story Neoclassical wood frame residence.

TYPE OF APPROVAL REQUESTED: Protected Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The John S. Stewart House can be described as a two-and-a-half story, wood-clad, high-style Neoclassical style residence located at 109 Stratford Street in the Avondale neighborhood in Houston, Texas. The approximately 0.41-acre site includes three building: the main house, a detached two-story three-car garage apartment (c. 2005), and a detached accessory structure. The main house is the only structure included in the protected landmark designation. The site was purchased by Harry S. Tschopik in 1910 to construct the primary dwelling, which is said to have been designed by architect George H. Fruehling. The Stratford Street property was sold to John S. Stewart Jr. in September 1911, along with Lot 4 and Lot 6 on either side of the house. The Stewart family occupied the property for 33 years before changing hands over the next several decades.

The building continues to retain excellent integrity of design, materials, and workmanship through the intact Neoclassical features including the symmetrical façade composition, large full-height porch and portico supported by Ionic columns, detailed cornice and woodwork, and exterior wood-cladding. The residence is significant as one of the city's earliest homes built for speculative purposes, is one of the few surviving local examples of G.H. Fruehling's work, association with prominent Houston families, and is an excellent example of structures constructed in the Avondale Addition in the early twentieth century. The John S. Stewart House at 109 Stratford Street meets Criteria 1, 3, 4, 5, & 8 for Landmark Designation and Criteria 1, 2, & 3 for Protected Landmark Designation.

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HISTORY AND SIGNIFICANCE

Avondale

Avondale was platted in 1907 by the Greater Houston Land and Improvement Company. The company's officers included Joseph Meyer, who owned the land on which the eastern half of the future neighborhood would be developed; W. T. Carter, a lumber magnate and builder; and Thomas Ball for whom the town of Tomball would eventually be named. The name 'Avondale' was chosen in a citywide naming contest and derived from the combination of two place names from William Shakespeare's home in Stratford-upon-Avon in England. The neighborhood included three east west thoroughfares, all with Shakespeare-related names: Hathaway (now Westheimer Road), Avondale, and Stratford.

Avondale attracted many of Houston's most influential citizens of the time. The neighborhood was home to residents such as Ross Sterling, the founder of Humble Oil Company, who subsequently served as Governor of Texas from 1931-1932. Other notable residents included Albert L. Bath, manager of a cotton exporting firm, and his daughter Harriet, who was a founder and lifelong supporter of the Houston Ballet. Neal Pickett, mayor of Houston during World War II, lived in the two-story brick house at 217 Avondale. James House, who lived at 404 Avondale, was the son of prominent Houston banker T.W. House and the brother of Edward Mandell House, a confidant of President Woodrow Wilson. Abe and Esther Levy, who owned the Levy Dry Goods stores, resided at 309 Avondale. J. Robert Neal, Vice President of Cheek Neal Coffee Company, which later became Maxwell House Coffee, lived at 603 Avondale. George and Joe Meyer Jr., who worked for their father Joseph F. Meyer Sr., a partner in the Greater Houston Land and Improvement Company that developed Avondale, also lived in the neighborhood. George Meyer went on to develop the Meyerland subdivision in southwest Houston several decades later.

The new subdivision meant to set itself apart from other Houston developments in a number of ways. The neighborhood was developed with special attention paid to quality-of-life issues. Deed restrictions included setback requirements and established a minimum cost for homes. The two major streets, Avondale and Stratford, were both very wide and paved with oyster shell with cement curbs and gutters. To enhance the visual appeal of the neighborhood, utility poles were located at the rear of the properties. All deliveries and trash pick-up were to take place in the alleys behind the homes. The new subdivision was one of several, including Audubon Place, Courtlandt Place and Westmoreland, which broke with the traditional pattern of upscale neighborhoods clustered around the Main Street corridor south of downtown. Before the expansion of the Houston Electric Street Railway Company's streetcar service to outlying areas, much of Houston's development occurred close to downtown's business district. With the extension of the South End line, "suburban" neighborhoods like Avondale were made viable.

The historic homes of Avondale are representative of the architectural styles that were in vogue in Houston and across the country during the time period. Styles represented within the neighborhood include Prairie, American Four Square, Craftsman, Tudor Revival, and Classical Revival. The eastern portion of Avondale, which includes all of the 100 blocks of Avondale and Stratford Streets and the eastern half of the 200 block of Stratford, were designated as a City of Houston Historic District in 1999. On November 9, 1999, the Houston City Council designated the eastern portion of Avondale, as the Avondale East Historic District. Avondale West Historic District was designated by City Council in 2007. The blocks between these two designated areas suffered a substantial loss of historic integrity over the years, and thus were not included in either district.

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109 Stratford Property History

In April of 1910, *The Houston Chronicle* reported that "Henry S. Tschopik of the Ahrens and Ott Manufacturing Company in New Orleans has purchased through Penn and Fruehling a pretty home site in Avondale and will soon build a nice residence on same". In June, Mr. Tschopik secured a builders permit for $3000 to construct a seven-room residence on Stratford Street. That same year, former mayor of Knoxville, Tennessee W.C. Fulcher resigned and moved to Houston to take part in the real estate field and contracting business. According to an article from *Houston Daily Post*, Fulcher was "having built in Avondale a home and as soon as it is completed his family will join him" which was 207 Stratford. By 1911, he was in the process of helping build three houses in Avondale: An American Four Square at 203 Stratford; The A. M. Armand House at 110 Stratford; and a large Neoclassical style house at 109 Stratford for his daughter, Eva Fulcher Tschopik, and his son-in-law, Harry S. Tschopik. George H. Fruehling of Houston real estate firm, Penn & Fruehling, was the agent for the sale of the land and was known to be the designer of various houses in Avondale at this time. It is suggested that Mr. Fruehling was involved in the design and sale of 109 Stratford, along with the help of Mr. Tschopik's father-in-law, W.C. Fulcher. Mr. Fruehling was the third major builder to construct houses in Avondale and was living in Los Angeles before he moved to Houston c. 1906. Several of Mr. Fruehling's works are still extant in the Avondale neighborhood, most notably the Duff Mansion located at 2421 Milam Street.

Mr. and Mrs. Tschopik only occupied the residence for a short period of time before it was listed for sale in local newspapers. Both Mr. Tschopik and Mr. Fruehling relocated to the Los Angeles area in the late 1910's where they continued to collaborate on many new residential projects. Examples of their work include the Blair Estate located at 1760 Courtney Avenue, as well as the DeWitt Mansion located at 8159 Hollywood Boulevard in Hollywood Hills. In September of 1911, he sold the Stratford property to John S. Stewart, Sr. for $8,500. Mr. Stewart also purchased Lots 4 & 6 on either side of the house. Lot 4 contained a two-story wood frame house which was purchased with the intention of Mr. Stewart's widowed mother living there. Lot 6 was already vacant and has remained so ever since.

John S. Stewart, Sr. was a prominent attorney whose paternal uncle founded the Stewart Title company in Galveston, which is still in business to this day. He and his family also maintained a waterfront property located at 203 Bayridge Road on Morgan's Point where they spent their summers. According to the 1920 United States Census, John S. Stewart (54) is listed as the head of household living at 109 Stratford with his wife Anita (45) and four of their children: Grafton (19), William (15), Anita Dee (11), and Elizabeth (8). The Stewart's eldest surviving son, John S. Stewart, Jr. (20) is listed as living at 4000 Bute Street with his wife Cornelia (19) and his in-laws. Following John S. Stewart, Sr's passing in 1922, his widow continued to reside at the Stratford address for 33 years.

In February 1944, the property was sold to Mr. A. V. Fitzgerald, a branch manager of the Hoffmann-Hayman Coffee Company of San Antonio, for $9,750. At the time of the sale, the house was described in local newspapers as having a music room and conservatory on the first floor, as well as six bedrooms, a glazed sleeping porch, and two bathrooms on the second floor. This is to say that the dwelling had been modified and expanded since its original construction to transform the modest seven-room residence to its current configuration as a 14 room Neoclassical style house, complete with a two-story portico at the front. According to Volume 1, Page 82 of the 1924 Sanborn Fire Insurance Map, the house is shown having a one-story wraparound porch. By the 1951 Sanborn, the current footprint with two separate two-story porches appears.

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The Fitzgerald's were never listed as residents at this address on city directories. It is likely they purposed the dwelling as a rooming house. During the postwar period in Houston, many of the original homes in the Avondale neighborhood were used as rooming or boarding houses in order to meet the city's housing shortage. The Fitzgerald's did not maintain ownership of the house for long before selling the property in 1946 to Captain Clavy M. Matthews, a sea captain for the Lykes Brothers Steamship Company. At the time of purchase, he and his wife, Jessie, ran an antique store known as The Caroline Antiques, which was located at 3305 Main Street and later at 521 Westheimer Road. The couple continued to live at the Stratford property while taking in boarders.

Following the passing of Captain Matthews in 1951, his widow, Jessie, relocated the antique business into the house. The Caroline Antiques was one of the premier antique dealerships in the state of Texas, and one of the key contributors to the establishment of the annual Houston Antique Show, now known as The Houston Antiques Art and Design Show.

Upon Jessie Matthews' passing in 1993, her son, Clavy Mason Matthews, sold the property to Mark H. Kilworth on May 28, 1996. Mr. Kilworth used the property as a Bed and Breakfast establishment, known as the Kilworth Manor. Upon his retirement from the B&B business, Mr. Kilworth sold the house to Eugene and Mary Alford in 2004. The residence underwent a full remodel during the Alford's ownership, which included a new kitchen and utility areas. The exterior of the building remained unchanged. In early 2024, the current owners purchased the property with the intention to use it as a Bed and Breakfast establishment.

SETTING AND ARCHITECTURAL DESCRIPTION

Setting

The approximately 0.41-acre site positioned on Lots 4, 5, & 6, Block 1 in Avondale includes three buildings: the main house, a detached two-story three-car garage apartment, and a detached accessory structure. The main house is the only structure included in the protected landmark designation. Lot 4 is primarily used as off-street parking for 109 Stratford. The space is paved with bricks, laid in a basket weave pattern. The noncontributing three-car garage is located at the rear of Lot 4. Originally, this lot was occupied by a two-story wood structure home to the widowed Mrs. Stewart. The main house is situated on Lot 5 at the center of the site. Lot 6 is directly to the right of the primary structure and serves as the property's recreation lawn space. The detached noncontributing accessory structure is located at the rear of Lot 6. The entire property is surrounded by an iron fence, which is said to have been added to the site from an old bank in Houston.

Architectural Description

The John S. Stewart house can be described as a two-and-a-half story Neoclassical style, wood clad residence with a full-height two-story porch on the front entry of the primary south (front) elevation. The porch is supported by monumental Ionic columns and features a series of classically inspired wood spindle balusters. It is topped by a portico which includes the uppermost attic space, fronted by a Palladian, three-section window, and a projecting dormer window on both the east and west facing roof elevations. The eaves and soffit surrounding the roofline are decorated with brackets and dentil woodwork. The south (front) elevation was symmetrically designed with three bays across the first-floor gallery and the main door located at the center. A set of concrete steps lead up to the first floor with blue

and white mosaic tiles spelling out the address "109 Stratford" across the stair riser. The primary entrance features a large single wooden door with decorative leaded glass in the central face, sidelites, and transom window above the door. The walls on either side of the entry include wood-framed character windows which feature a staggered six-over-one lite pattern. The second-floor gallery is also three bays across with a single door, topped with a transom window at the center providing access to the gallery. The wood windows on either side include a three-over-one lite pattern.

The east (right) elevation features a projecting two-story wing topped by a portico like the one seen primary elevation. The first floor of the side wing includes an inset covered porch with an angled entry railing leading up to the porch landing. A central door with sidelites and transoms provide entry into the sunroom which is lined with a pack of five one-over-one narrow windows and transoms along the east elevation. The second floor of the projecting wing includes an enclosed sunporch with three-over-one windows lining the exterior walls and a series of wooden spindle balusters with a railing from the time prior to the porch enclosure. Additionally, the monumental Ionic columns support this projection, just as they do on the primary elevation. The house continues to extend towards the rear of the lot with a three pack of twelve-over-twelve windows stretching nearly floor to ceiling on the first floor and a single three-over-one wood window on the second floor.

The north (rear) elevation has two access points for rear entrance into the building. Both are covered porch landings, each leading to its own single door with sidelites and a transom. The rearmost entrance includes a ramp for ADA access. At the northwest rear corner of the building, a small unconditioned covered portion connects the noncontributing "detached" three-car garage (c.2005) to the main house and provides partial protection from the elements.

The west (left) elevation is five bays across the first floor with a set of concrete steps leading up to a single wooden door featuring decorative leaded glass in the central face and in the sidelites on either side the door. The door frame is topped by a decorative pediment with wood detailing. The walls on either side of the entry include wood-framed character windows which feature a staggered six-over-one lite pattern. The second floor is four bays across with a decorative picture window at the center. It was said by a neighbor that the window is not original to the house. The wood windows on either side include a three-over-one lite pattern. The eaves and soffit surrounding the roofline are decorated with brackets and dentil woodwork, same as the other elevations.

The John S. Stewart House retains excellent integrity of design, materials, and workmanship through the intact Neoclassical features including exterior wood cladding, side-gabled and hipped roof form, symmetrical façade composition, large full-height porch supported by Ionic Columns, detailed cornice and woodwork. Historic windows and doors appear to be largely intact in their original locations. Apart from a few modern modifications, the John S. Stewart House retains the feeling of an early 20th century residence in Houston, TX.

BIBLIOGRAPHY

Harris County Appraisal District, Real Property Account Information and Ownership Information for 109 Stratford., Houston, Texas, 77006. Accessed August 2024.

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Houston Chronicle. February 1909. Ancestry.com. Accessed August 2024.

Houston Chronicle. April 1910. Ancestry.com. Accessed August 2024.

Houston Post. "Building Permits". June 28, 1910. The Portal to Texas History. Accessed August 2024.

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McAlester, Virginia Savage. *A Field Guide to American Houses: Revised and Expanded*. New York: Alfred A. Knopf, 2013.

Sanborn Fire Insurance Maps. 1924-1951. Houston, TX. Accessed August 2024.

United States Federal Census, 1900-1950. FamilySearch. Accessed August 2024.

U.S. City Directories, 1822-1995. Houston, TX. Accessed August 2024.

The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Cara Quigley, Planning and Development Department, City of Houston.

APPROVAL CRITERIA FOR LANDMARK DESIGNATION

Sec. 33-224. Criteria for designation

(a) The HAHC, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

S	NA	S - satisfies D - does not satisfy NA - not applicable
☒	☐	(1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;
☐	☒	(2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;
☒	☐	(3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;
☒	☐	(4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;
☒	☐	(5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;

☐ ☒ (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;

☐ ☒ (7) Whether specific evidence exists that unique archaeological resources are present;

☒ ☐ (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

AND

☐ ☒ (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

Sec. 33-229. Criteria for protected landmark designation

S NA **S - satisfies D - does not satisfy NA - not applicable**

☒ ☐ (1) Meets at least three of the criteria for designation in section 33-224 of this Code;

☒ ☐ (2) Was constructed more than 100 years before application for designation was received by the director;

☒ ☐ (3) Is listed individually or as a contributing structure in an historic district on the National Register of Historic Places; or

☐ ☒ (4) Is recognized by the State of Texas as a Recorded State Historical Landmark.

STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the John S. Stewart House at 109 Stratford Street, Houston, TX 77006.

HAHC RECOMMENDATION [LEAVE BLANK FOR HAHC REPORT – INCLUDE FOR ACTION REPORT]

The Houston Archaeological and Historical Commission recommends to City Council the Landmark Designation of the [Full Name of Landmark] at [Address].

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EXHIBIT A
PHOTOS
THE JOHN S. STEWART HOUSE
109 STRATFORD STREET, HOUSTON, TX 77006

Photo 1: South (front) elevation of the John S. Stewart House. Camera facing north. Photo by HOP staff Cara Quigley, August 2024.

Photo 2: Oblique view of the southeast (front right) elevation corner of the John S. Stewart House. Camera facing northwest. Photo by HOP staff Cara Quigley, August 2024.

Photo 3: Side wing covered porch projecting off of the east (right) elevation of the John S. Stewart House. Camera facing north. Photo by applicant, August 2024.

Photo 4: Oblique view of the east (right) elevation and lawn looking to the rear of the lot with noncontributing accessory structure (not included in Protected Landmark designation) of the John S. Stewart House. Camera facing north. Photo by HOP staff Cara Quigley, August 2024.

Photo 5: Oblique view of the east (right) elevation and projecting side wing of the John S. Stewart House. Camera facing northwest. Photo by HOP staff Cara Quigley, August 2024.

Photo 6: Oblique view of the east (right) elevation and lawn looking to the rear of the lot with noncontributing accessory structure (not included in Protected Landmark designation) of the John S. Stewart House. Photo by applicant, August 2024.

Photo 7: East (right) elevation of the John S. Stewart House. Camera facing west. Photo by HOP staff Cara Quigley, August 2024.

Photo 8: Detail shot of the projecting side wing and glazed sunroom on the east (right) elevation. Camera facing southwest. Photo by applicant, August 2024.

Photo 9: Oblique view of the northeast (right/rear) elevation corner of the John S. Stewart House. Camera facing southwest. Photo by HOP staff Cara Quigley, August 2024.

Photo 10: Oblique view of the north (rear) elevation of the John S. Stewart House. Camera facing southwest. Photo by HOP staff Cara Quigley, August 2024.

Photo 11: Oblique view of the north (rear) elevation of the John S. Stewart House. Camera facing south. Photo by HOP staff Cara Quigley, August 2024.

Photo 12: Oblique view of the west (left) elevation with a covered connection to the "detached" noncontributing three-car garage apartment structure (c. 2005; not included in the Protected Landmark designation) of the John S. Stewart House. Camera facing northeast. Photo by HOP staff Cara Quigley, August 2024.

Photo 13: West (left) elevation of the John S. Stewart House. Camera facing east. Photo by HOP staff Cara Quigley, August 2024.

Photo 14: Wide view of the west (left) elevation of the John S. Stewart House. Camera facing east. Photo by HOP staff Cara Quigley, August 2024.

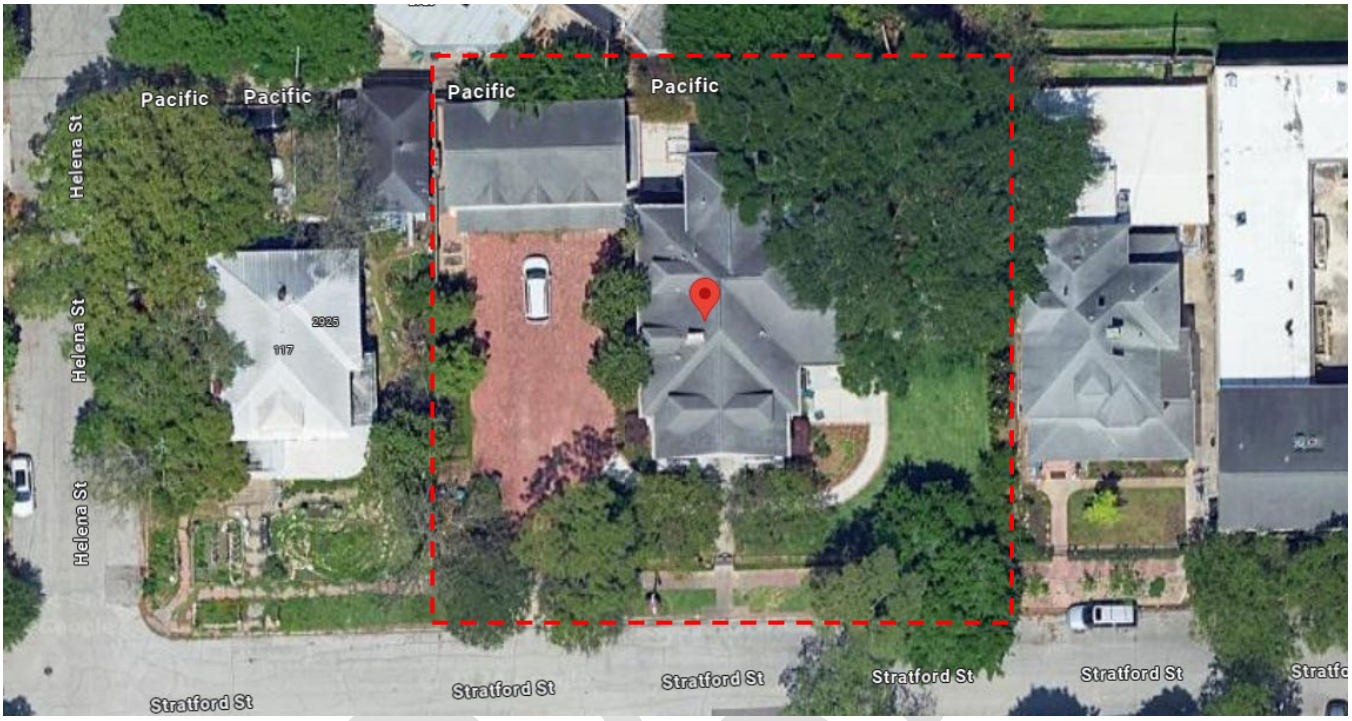
Photo 15: Oblique view of the southwest (front/left) elevation corner of the John S. Stewart House. Camera facing northeast. Photo by HOP staff Cara Quigley, August 2024.

Photo 16: View looking out to the second-floor gallery. Camera facing south east. Photo by HOP staff Cara Quigley, August 2024.

EXHIBIT B
SITE MAPS
THE JOHN S. STEWART HOUSE
109 STRATFORD STREET, HOUSTON, TX 77006

Map 1: Aerial view of the location of the John S. Stewart House. Accessed August 2024, Google Maps.

Map 2. Aerial view of the site of 109 Stratford Street. Accessed August 2024, Google Maps.



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Map 3: Avondale East Historic District map by the City of Houston Planning and Development Department. Accessed August 2024.

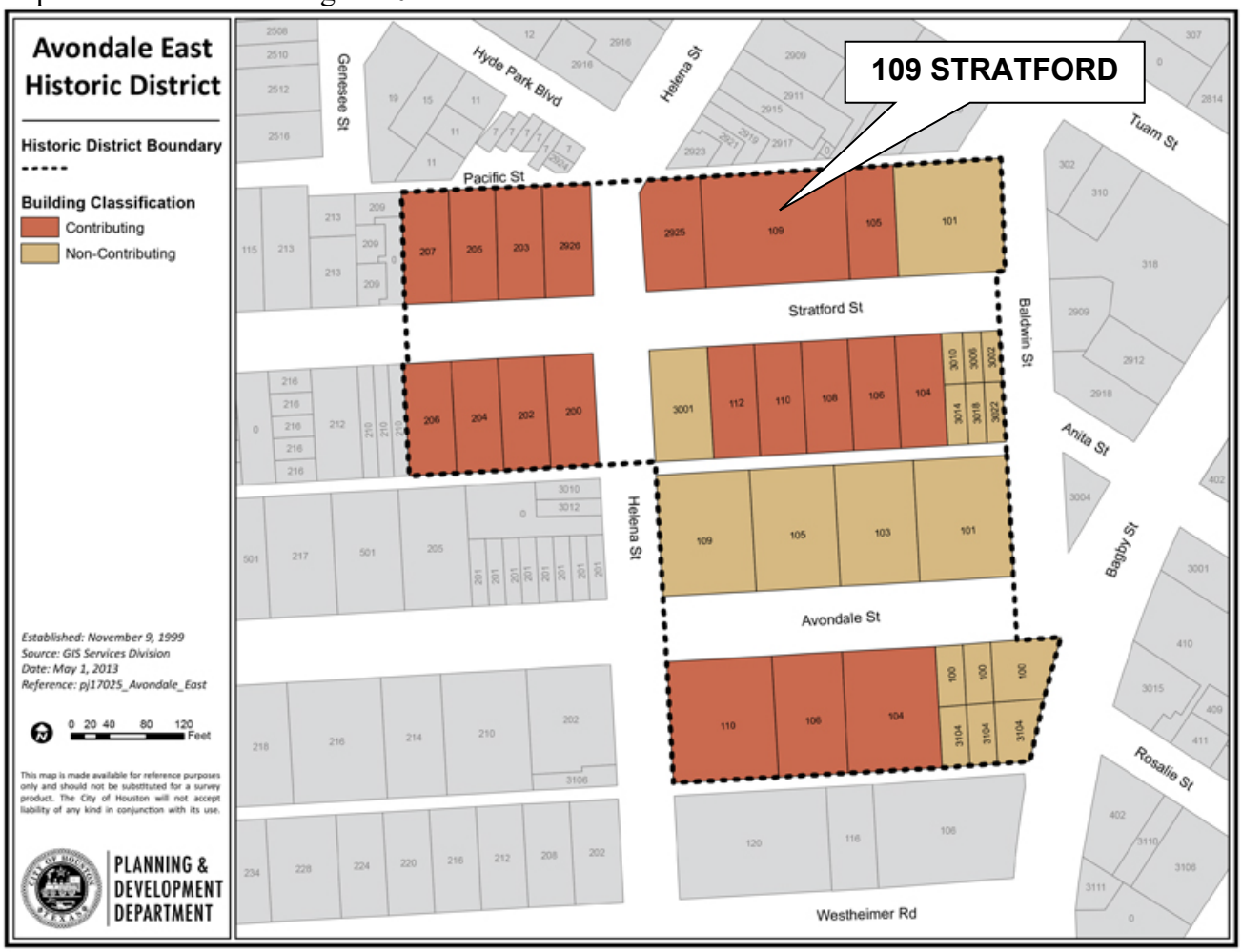


EXHIBIT C
HISTORIC DOCUMENTATION
THE JOHN S. STEWART HOUSE
109 STRATFORD STREET, HOUSTON, TX 77006

Figure 1: Sanborn Fire Insurance map from 1924. Map shows 109 Stratford having a one-story wraparound porch rather than two separate porches.

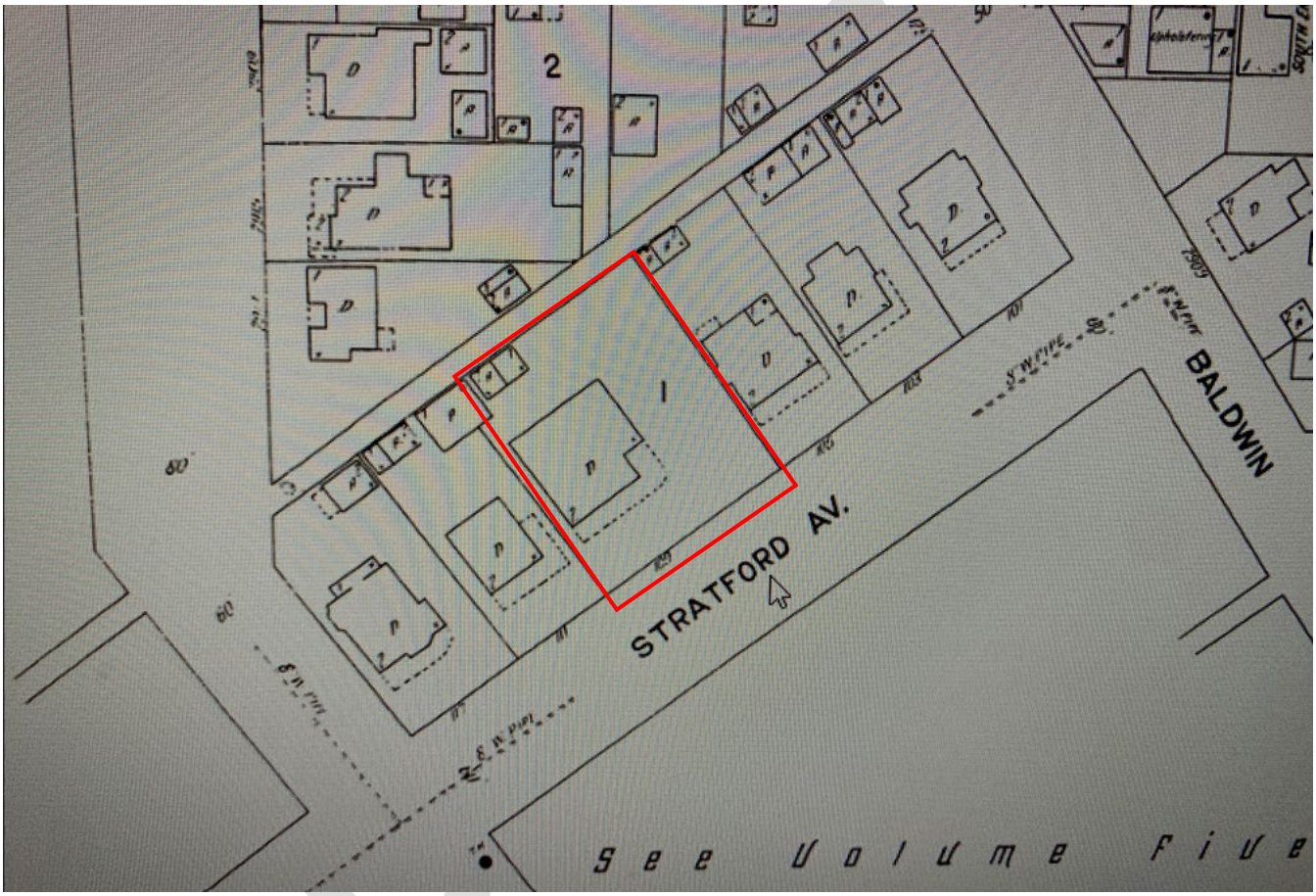


Figure 2: Sanborn Fire Insurance map from 1951. Map shows 109 Stratford no longer having a one-story wraparound porch and now includes two porches.

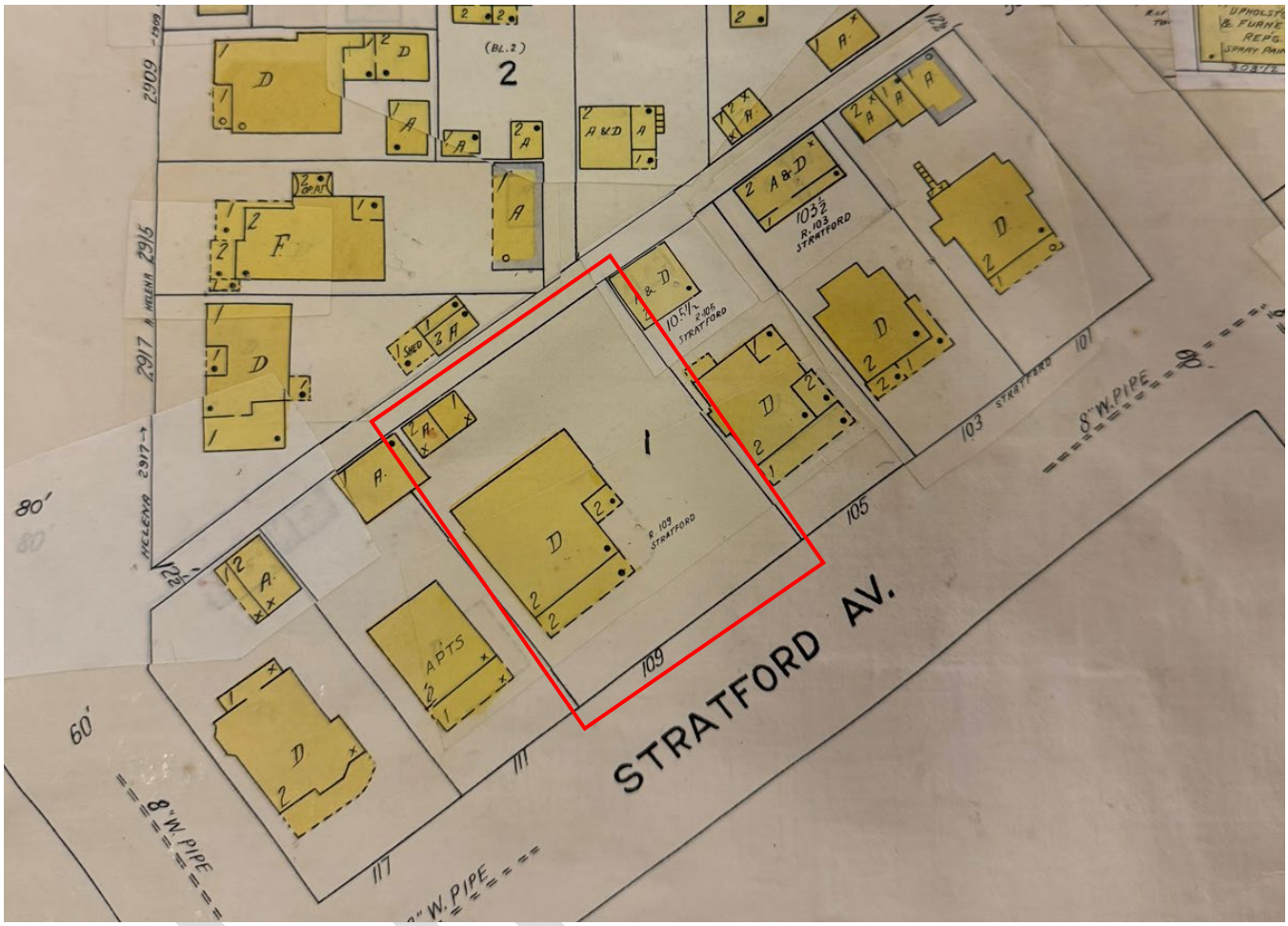
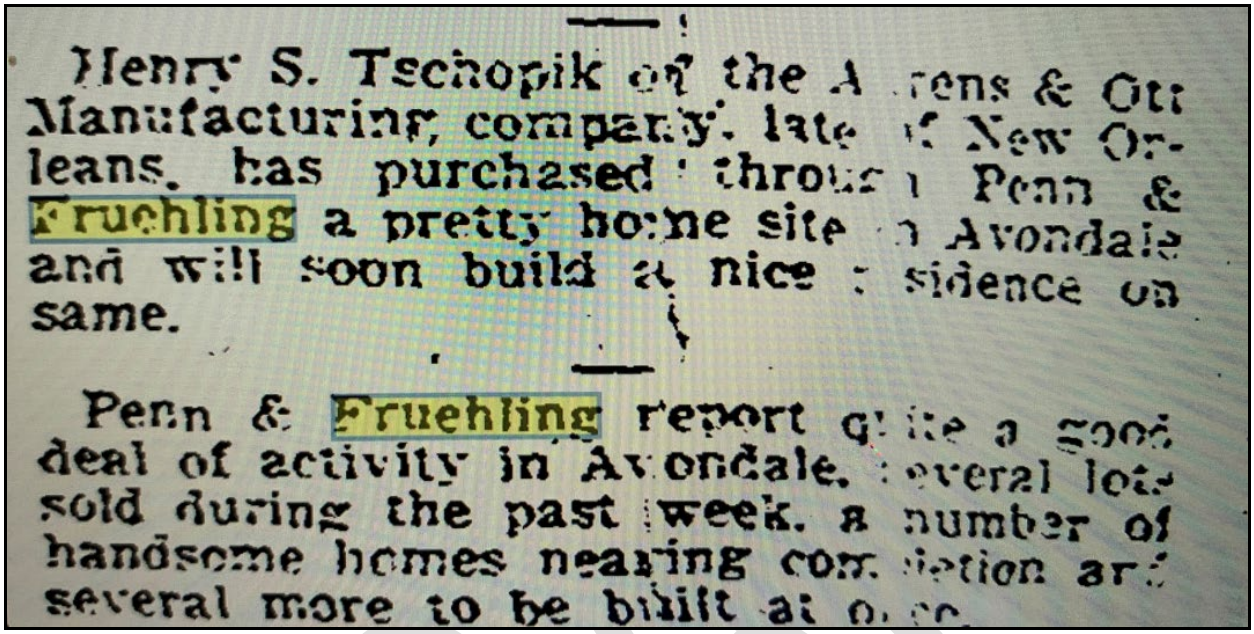


Figure 3: Historic photograph of the John S. Stewart House c.1924-1926. The photo shows a circular wrap-around porch previously connected the south (front) portion of the house to the side wing projecting from the east (right) elevation. Camera facing northwest. Photo courtesy of applicant.

Figure 4: Historic photograph of the John S. Stewart House c. 1924-1926. The photo shows an oblique view of the south (front) elevation and a portion of the circular wrap-around porch is visible. The two-story wood dwelling to the left of 109 Stratford was purchased by the John S. Stewart for his widowed mother to live in. Camera facing west. Photo courtesy of applicant.

Figure 5: Notice of home site purchase by Harry S. Tschopik through Penn and Fruehling with plans to build a "nice residence on same" in the *Houston Chronicle*, April 1910. Source: Ancestry.com. Accessed August 2024.



Henry S. Tschopik of the A ens & Oti Manufacturing company, late f New Orleans, has purchased throu Penn & Fruehling a pretty home site n Avondale and will soon build a nice sidence on same.

Penn & Fruehling report quite a good deal of activity in Avondale. everal lots sold during the past week. a number of handsome homes nearing com letion and several more to be built at once.

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Figure 6: Notice of building permit by Harry S. Tschopik for a seven-room residence on Stratford Street in the *Houston Post*, June 28, 1910. Source: Portal to Texas History. Accessed August 2024.

Building Permits.

Jack Fance, four-room cottage, Schwarz street $950.

Harry S. Tschapek, seven-room residence, Stratford street, $3000.

Levy Brothers, new front, 407 Main street, $750.

Conrad Bering, two-story brick building and basement, Milam street, $8000.

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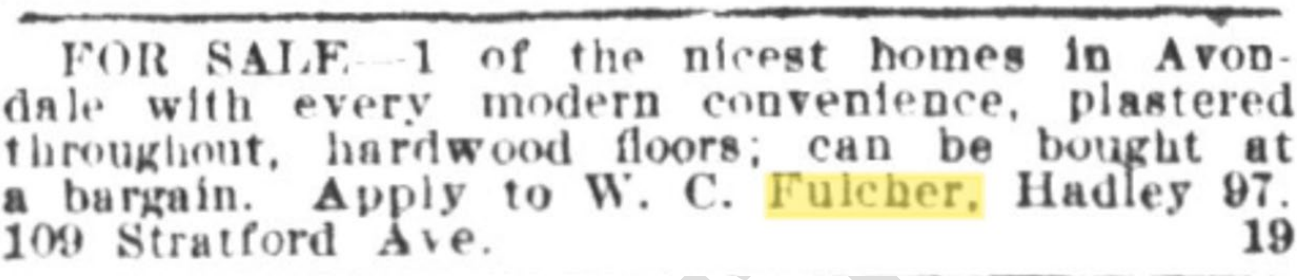
Figure 7: Real estate posting of 109 Stratford in the *Houston Post* from 1911. The notice calls the site "one of the nicest homes in Avondale with every modern convenience, hardwood floors; can be bought at a bargain". Source: Portal to Texas History. Accessed August 2024.



FOR SALE—1 of the nicest homes in Avondale with every modern convenience, plastered throughout, hardwood floors; can be bought at a bargain. Apply to W. C. Fulcher, Hadley 97. 109 Stratford Ave. 19

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Figure 8: Real estate posting of 109 Stratford by owner in the *Houston Post* from September 2, 1911. The notice calls the site "beautiful Colonial home in Avondale; eight large rooms, plastered, tinted walls, combination gas and electric fixtures, hardwood floor and beamed ceiling, downstairs; modern in every respect". Source: Portal to Texas History. Accessed August 2024.

FOR SALE BY OWNER—BEAUTIFUL CO-[illegible] HOME IN AVONDALE; 8 large rooms, plastered, tinted walls, combination gas and electric fixtures, hardwood floor and beamed ceiling, downstairs; modern in every respect. 109 Stratford, Ave. Phone Hadley 97 or Preston 7164. 9-2

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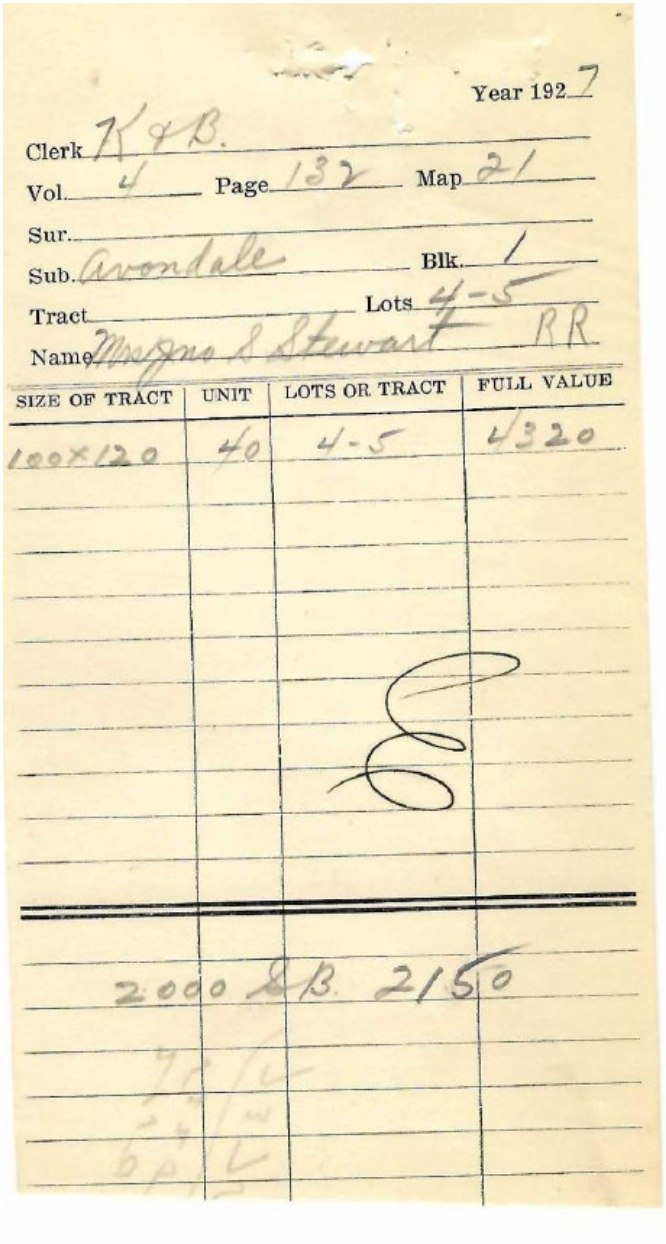
Figure 9: Building Land Assessment (BLA) surveys from 1927 and 1931 for 109 Stratford. Documents list Mrs. John S. Stewart as the property owner. Source: Harris County Archives. Accessed August 2024.



Year 1927

Clerk K & B.

Vol. 4 Page 132 Map 21

Sur.

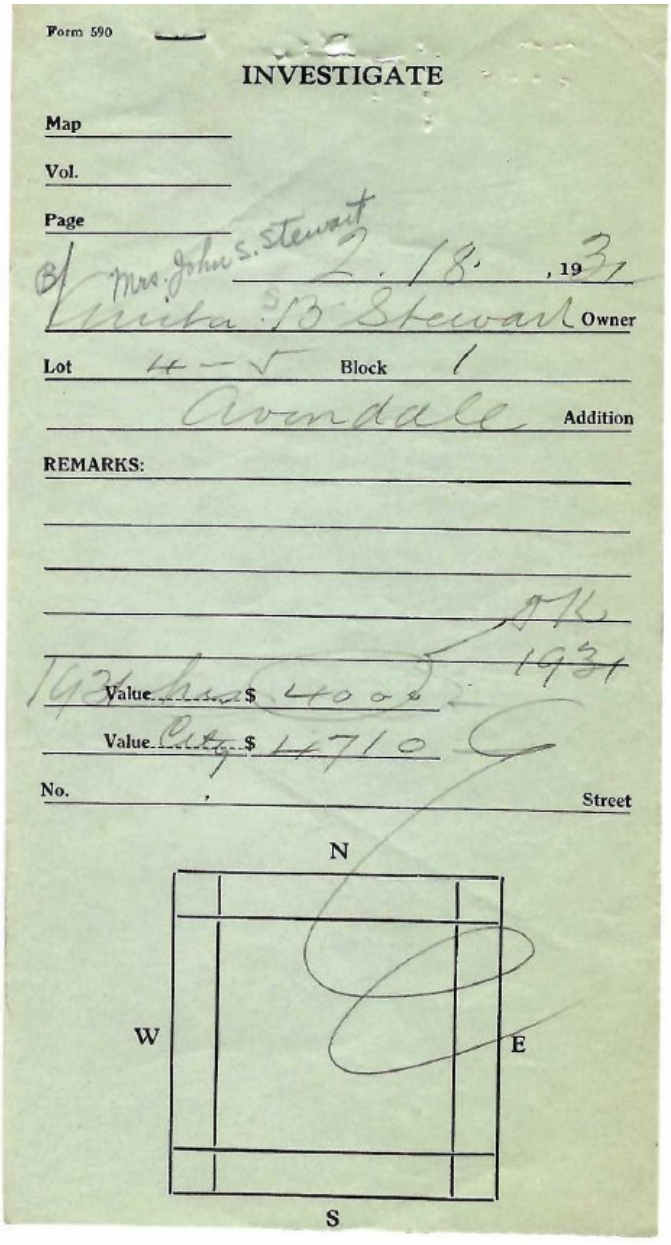
Sub. Avondale Blk. 1

Tract Lots 4-5

Name Magnus & Stewart RR

SIZE OF TRACT	UNIT	LOTS OR TRACT	FULL VALUE
100×120	40	4-5	4320

2000 B. 2150



Form 590

INVESTIGATE

Map

Vol.

Page

B/ Mrs. John S. Stewart 2-18-, 1931

Owner

Lot 4-5 Block 1

Avondale Addition

REMARKS:

1931

Value $ 4000

Value Bldg. $ 4710

No. Street

N

W E

S

Figure 10: Building Land Assessment (BLA) surveys from 1936 and 1939 for 109 Stratford. Documents list Mrs. John S. Stewart as the property owner. Source: Harris County Archives. Accessed August 2024.

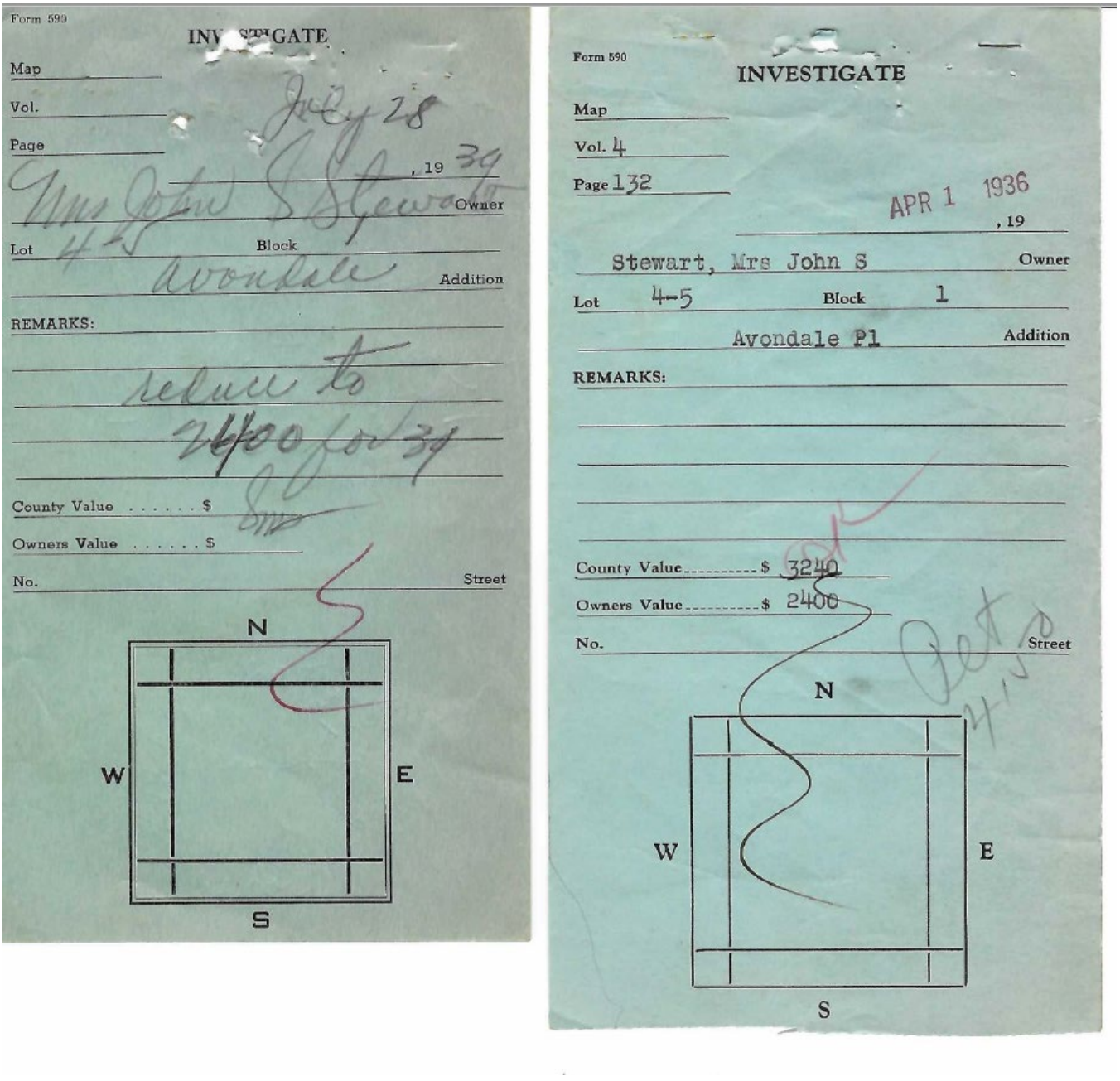
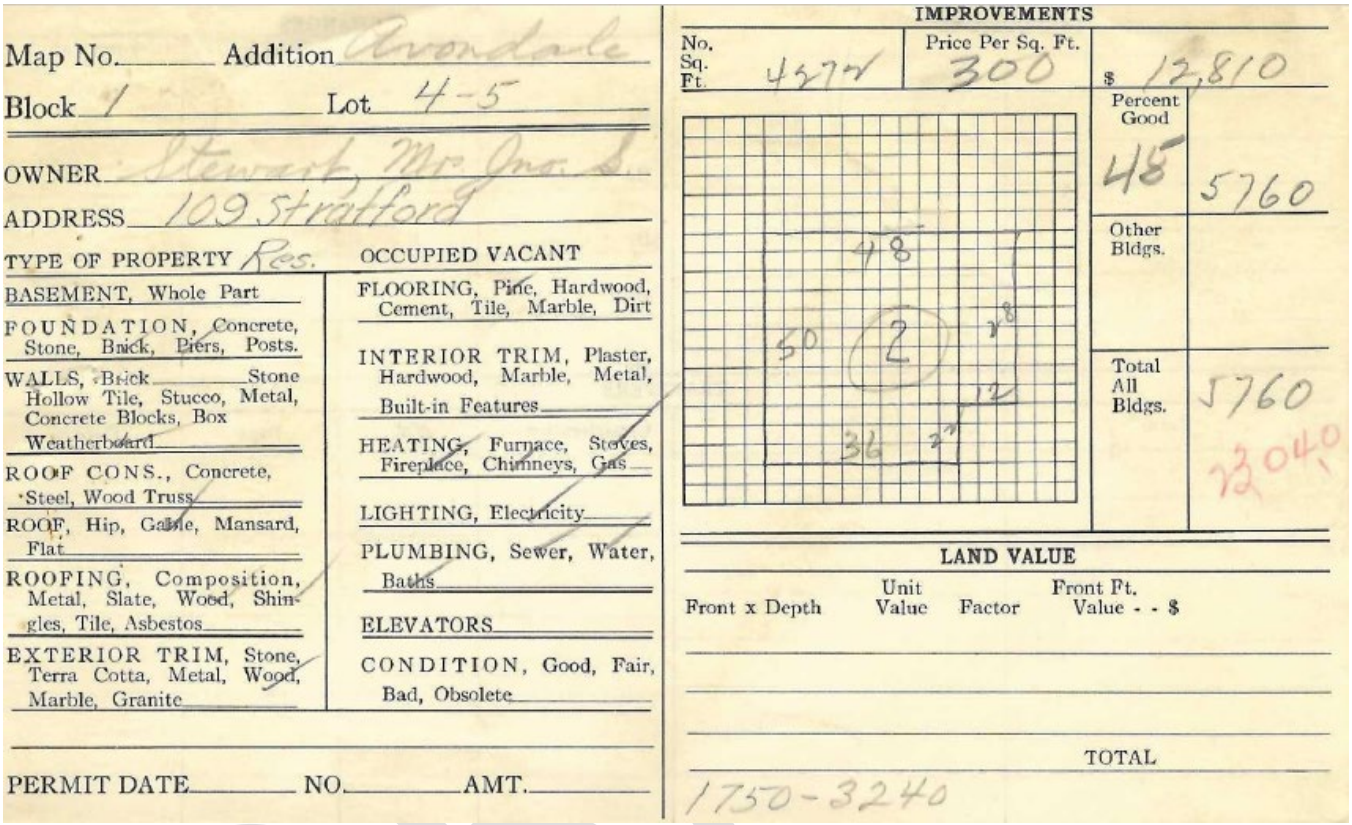


Figure 11: Building Land Assessment (BLA) survey for 109 Stratford. Document lists Mrs. John S. Stewart as the property owner. Source: Harris County Archives. Accessed August 2024.



Map No. _____ Addition Avondale
Block 1 Lot 4-5
OWNER Stewart, Mrs. John S.
ADDRESS 109 Stratford
TYPE OF PROPERTY Res. OCCUPIED VACANT
BASEMENT, Whole Part
FOUNDATION, Concrete, Stone, Brick, Piers, Posts.
WALLS, Brick Stone Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard
ROOF CONS., Concrete, Steel, Wood Truss
ROOF, Hip, Gable, Mansard, Flat
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite
FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt
INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features
HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas
LIGHTING, Electricity
PLUMBING, Sewer, Water, Baths
ELEVATORS
CONDITION, Good, Fair, Bad, Obsolete
PERMIT DATE NO. AMT.

IMPROVEMENTS
No. Sq. Ft. 4374 Price Per Sq. Ft. 300 $ 12,810
Percent Good 45 5760
Other Bldgs.
Total All Bldgs. 5760 12,040
48 50 2 36
LAND VALUE
Front x Depth Unit Value Factor Front Ft. Value - - $
TOTAL 1750-3240

Figure 12: Building Land Assessment (BLA) survey from 1972-73 for 109 Stratford (page 1 of 2). Document lists C.M. Matthews as the property owner. Source: Harris County Archives. Accessed August 2024.

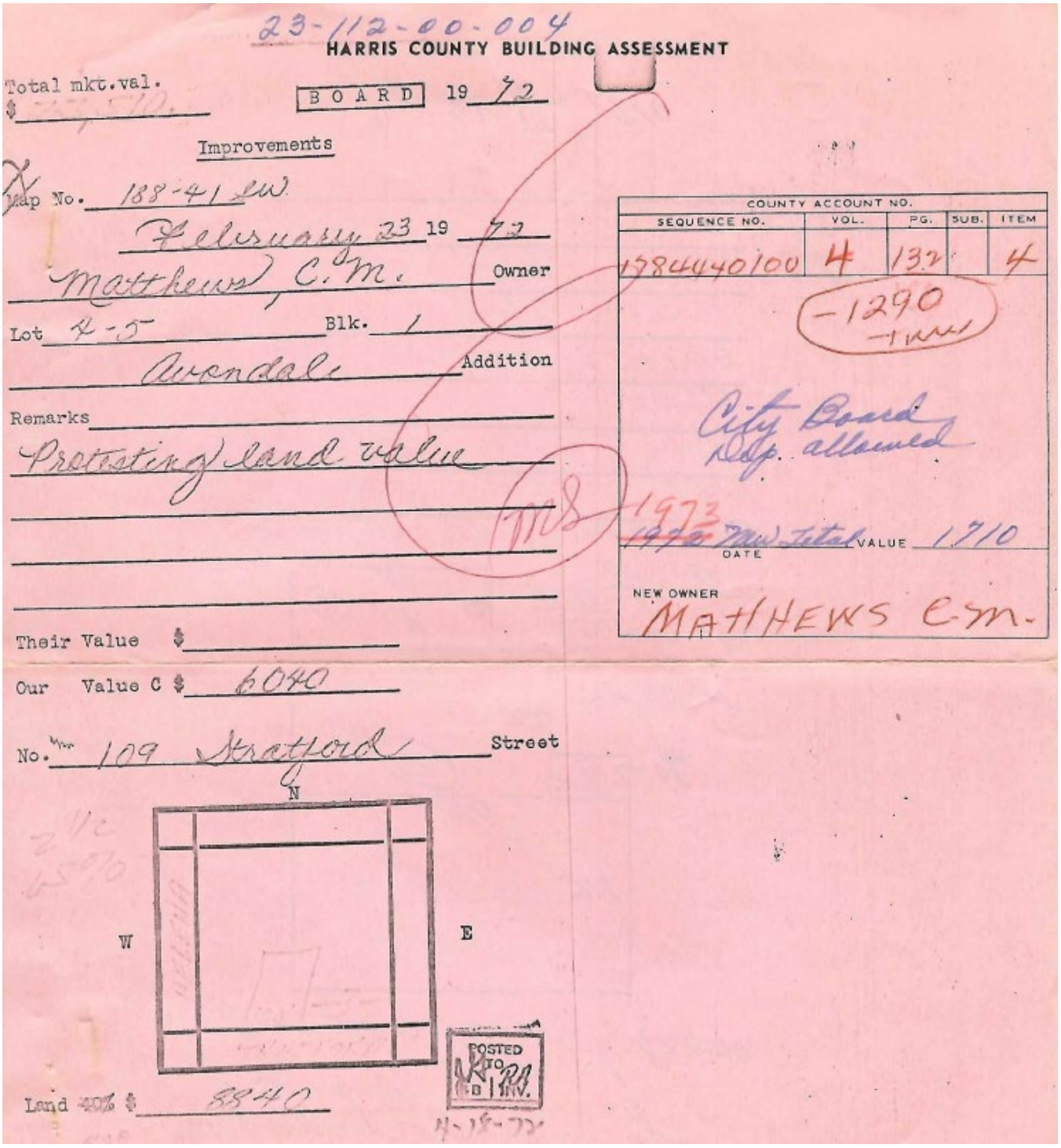
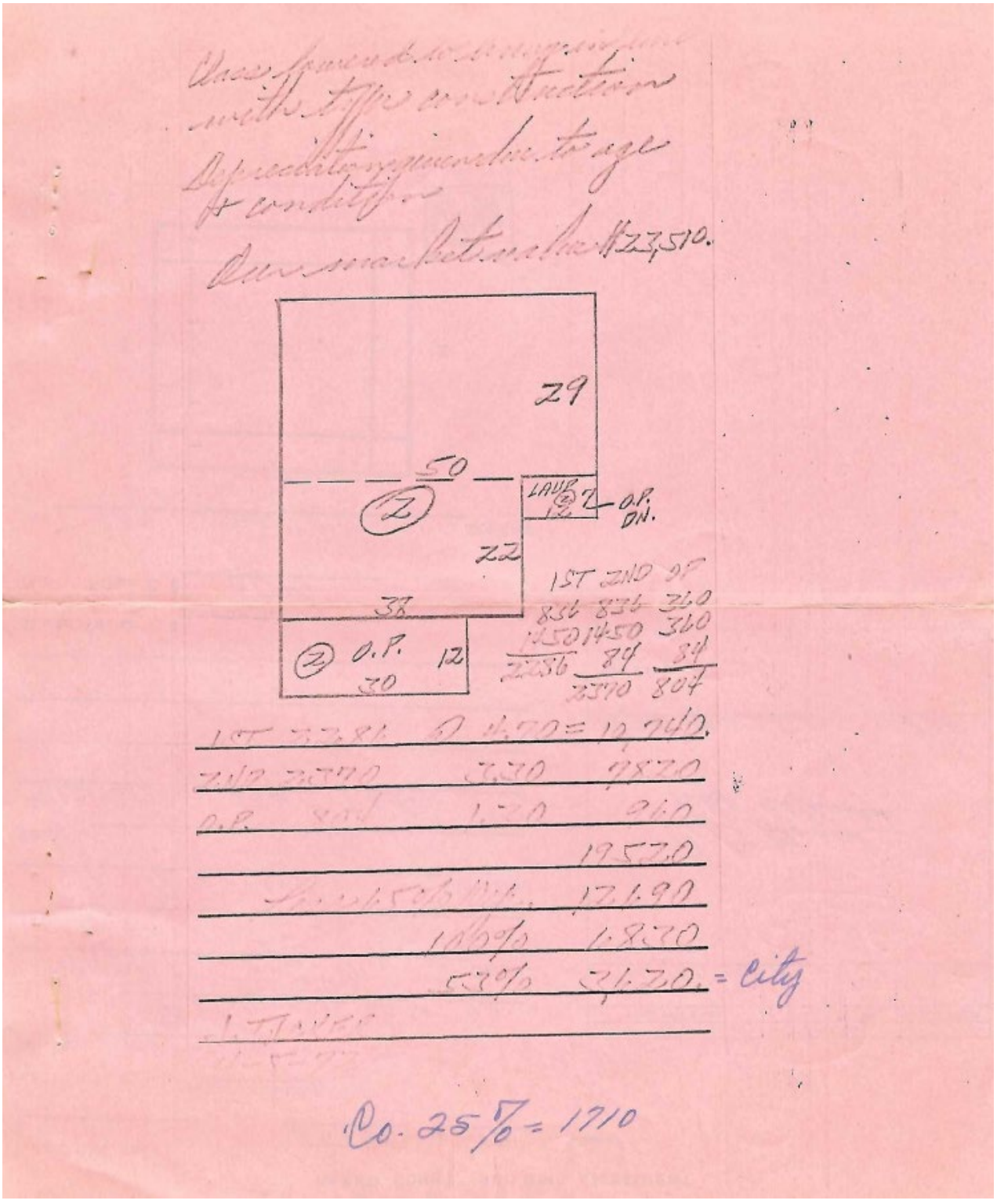



Figure 13: Building Land Assessment (BLA) survey from 1972-73 for 109 Stratford (page 2 of 2). Document lists C.M. Matthews as the property owner. Source: Harris County Archives. Accessed August 2024.